

**Staff Presentations  
to  
Historic Preservation  
Commission**

July 17, 2024  
August 21, 2024

# Design Review: 201 Linden Street, Window Replacement

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**Jim Bertolini**

Senior Historic Preservation Planner

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Historic Preservation Manager



- Provide final design review of proposed request to replace windows
  - Do the project plans meet the Secretary of the Interior's Standards for Rehabilitation?
- Issue, issue with conditions, or deny a Certificate of Appropriateness under Municipal Code 14, Article IV

- Request for full replacement of 2nd and 3rd story windows
- Background
  - 1994-1995 - Major rehabilitation (\$450,000 assistance from SHF, DDA, and City of FC)
  - 2018 - Interior rehabilitation w/ conversion to housing on upper floors
  - 2018-2019 – Window replacement vs. repair
    - HPC requested window study to evaluate condition
    - Concern on damage to windows
  - 2023: Deterioration/damage – window pane fell onto street; PFA ordered windows to be secured

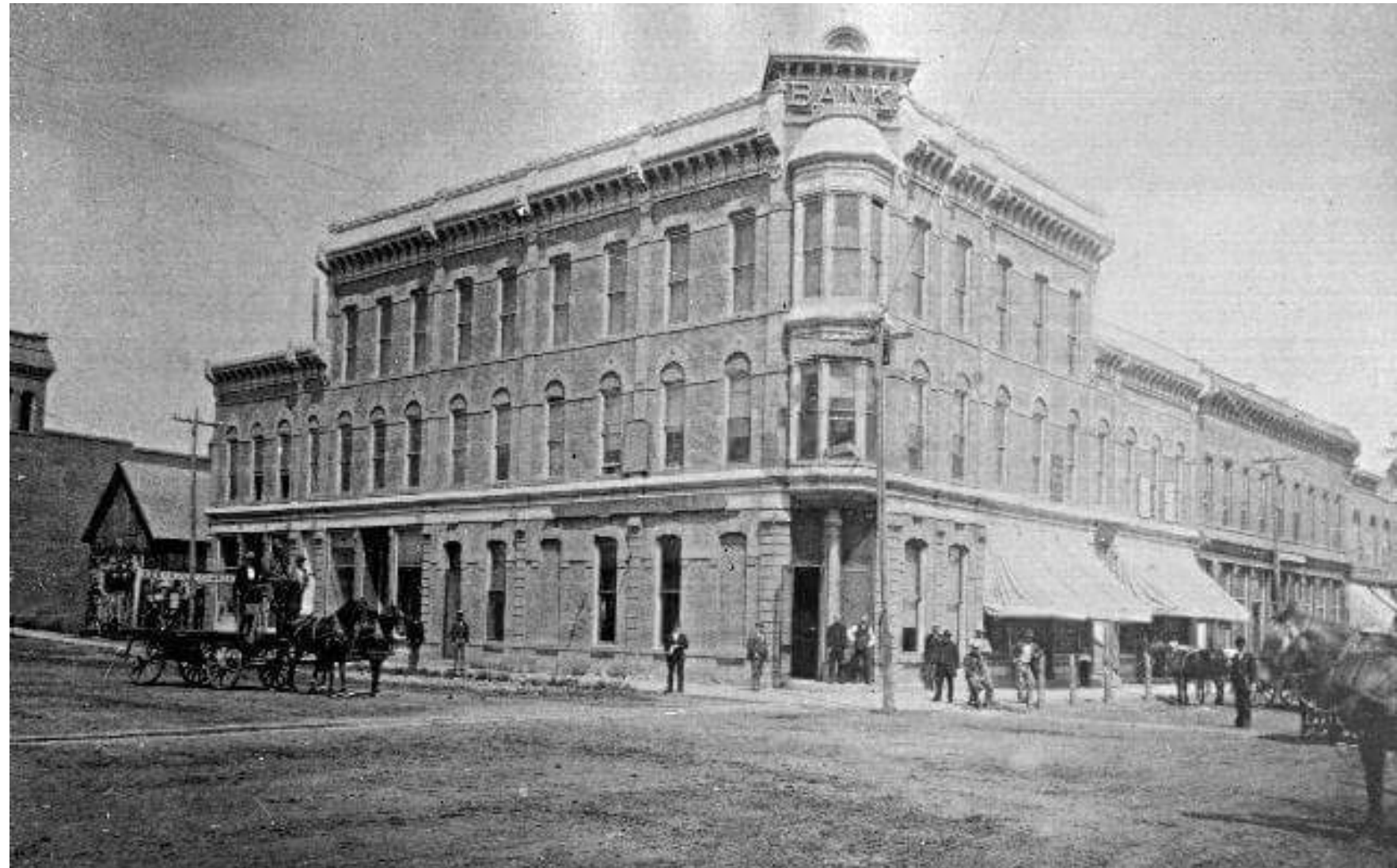
## Current design review request:

- Applicant seeks to remove all remaining historic windows and replace with new units (presumably on upper floors).
- Updated window study required to determine if replacement is necessary
  - Deep Roots Craftsmen – City DAP funded study underway



# 201 Linden Street (1900)

- 1882 (Abner Loomis and C.B. Andrews)
- Architect: William Quayle
- Poudre Valley Bank (1<sup>st</sup>)
- Post Office
- Masonic Lodge
- Tavern
- Linden Hotel



# 201 Linden Street (1934)

- 3 stories
- Brick and native sandstone
- Corner entry
- Double oriel windows with ornate decorative wood details
- Half-arch and flat stone lintels and stone sills
- Double-hung wood windows (2<sup>nd</sup> and 3<sup>rd</sup>)



# 201 Linden Street (1951)

1974: Designated  
FC Landmark (#3)

1978: National  
Register – Old Town  
Historic District

1979: FC Landmark  
– Old Town District





# 201 Linden (1994 Rehabilitation)



## **Administrative Design Review** (LPC Design Review Subcommittee)

- Rooftop patio, doors, deck
- Stabilization of sandstone pilasters through east wall
- Replacement of 4 windows installed in 1994 (west wall)

## **2018/2019 Referral to LPC**

- Request: to replace historic windows
- Basis: lack of approval for treatment plan; suitability of work; damage to historic fabric of windows; subsequent operability issues
- Resources: Barlow Cultural Resource Consulting; Anne McCleave (SHPO)

## Repair

- In many cases, a character-defining feature of a building (such as here).
- Conserves durable building materials
  - Avoids landfill waste
  - Avoids environmental cost of new windows
- Usually can be retrofitted for modern operability & energy performance requirements

## Replacement

- Usually only approvable when repair is not possible
- Tiered approach
  - More visible/character-defining = more concern
  - Less visible/character-defining = less concern
- Replacements typically need to be in-kind, w/ some exceptions (on dimensions, material, etc.) when:
  - Code requirements apply
  - On a less-visible/character-defining elevation
  - Historic material no longer available

- Is cost (economic hardship, etc.) considered in window replacement requests?
  - Not typically; The City does not consider economic hardship in most land use/municipal code requirements, although there are some grounds identified for a Waiver of Conditions/Modification of Standard.
  - While numbers are pre-COVID, generally window repair on wood sash windows has been more cost-effective, long-term, than replacement, due to long-term repairability, and cost of new window units
  - Financial incentives are available at the local and state level to help offset any additional costs related to labor, custom materials, etc.
- Is it typical to specify window treatments on an elevation drawing or similar?
  - Generally yes, although something as detailed as elevation drawings are usually not necessary; a clear plan (via a table, marked up photo, etc.) is usually sufficient
  - Following NPS Brief 9, Need to specify if windows are:
    - Class I – Routine Maintenance
    - Class II – Stabilization
    - Class III – Splices and Parts Replacement
    - Full replacement



- How were window treatments on ground floor handled in 1994/1995 rehab and how does it compare to current plan?
  - Upper floor windows were not modified in the same way the street level was, so a greater degree of reconstruction was needed in 1995; upper floor windows were serviced at that time to bring them into working order.
- June Window quote in packet
  - Staff Assessment relative to applicable standards and guidelines
    - NOTE: Staff does not have current evidence indicating windows are beyond repair
    - IF determination is that windows are beyond repair, dimensions of new proposed windows appear close enough to meet Standards with adjustment on material
    - Staff would recommend an all-wood product since Old Town Design Standards do not currently allow for substitute materials, especially not on street-facing elevations.
- Applicant may have further information

- Any additional, more specific information about when/where replacement windows will be used?
- What do residential units sell for?
- Staff would caution the HPC against using any information about unit cost/list price in decision-making; even if a request for a Waiver of Conditions is made, MC 14-5 restricts how staff/the HPC can issue those to:
  - “exceptional physical conditions or other extraordinary and exceptional situations...not caused by the act or omission of the applicant”; and/or
  - “will not diverge from the [Chapter 14] except in nominal and inconsequential ways...”

- None – insufficient information provided by applicant related to current window condition & repairability (City-funded window assessment underway)

- Provide final design review of request to replace windows
  - Do the project plans meet the Secretary of the Interior's Standards for Rehabilitation?
- Issue, issue with conditions, or deny a Certificate of Appropriateness under Municipal Code 14, Article IV; or move to Continue until August meeting



# Design Review: 201 Linden Street, Window Replacement

**Jim Bertolini**

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**Maren Bzdek**

Historic Preservation Manager



- Provide final design review of proposed request to replace windows on 2<sup>nd</sup> and 3<sup>rd</sup> floors
  - Do the project plans meet the Secretary of the Interior's Standards for Rehabilitation?
- Issue, issue with conditions, or deny a Certificate of Appropriateness under Municipal Code 14, Article IV

## Current design review request:

- Applicant seeks to remove all remaining historic windows and replace with new units on upper floors.
- Updated window study determined that either extensive repairs or replacement are warranted
  - Deep Roots Craftsmen – City DAP funded study completed Aug 2024
- **Background**
  - 1994-1995 - Major rehabilitation (\$450,000 assistance from SHF, DDA, and City of FC)
  - 2018 - Interior rehabilitation w/ conversion to housing on upper floors
  - 2018-2019 – Window replacement vs. repair
    - HPC requested window study to evaluate condition
    - Concern on damage to windows
  - 2023: Deterioration/damage – window pane fell onto street; PFA ordered windows to be secured



# Review - 201 Linden Street (1900)

- 1882 (Abner Loomis and C.B. Andrews)
- Architect: William Quayle
- Character-defining features:
  - 3 stories
  - Brick and native sandstone
  - Corner entry
  - Double oriel windows with ornate decorative wood details
  - Half-arch and flat stone lintels and stone sills
  - Double-hung wood windows (2<sup>nd</sup> and 3<sup>rd</sup>)
- Historic Designation
  - 1974: Designated FC Landmark (#3)
  - 1978: National Register – Old Town Historic District
  - 1979: FC Landmark – Old Town District





## Repair

- In many cases, a character-defining feature of a building (such as here).
- Conserves durable building materials
  - Avoids landfill waste
  - Avoids environmental cost of new windows
- Usually can be retrofitted for modern operability & energy performance requirements
  - Windows only account for about 10% of a building's energy loss in most cases

## Replacement

- Usually only approved when repair is not possible
- Tiered approach
  - More visible/character-defining = more concern
  - Less visible/character-defining = less concern
- Replacements typically need to be in-kind, w/ some exceptions (on dimensions, material, etc.) when:
  - Code requirements apply
  - On a less-visible/character-defining elevation
  - Historic material no longer available
  - Avoid wholesale replacement if possible

- Is cost (economic hardship, etc.) considered in window replacement requests?
  - Not typically; The City does not consider economic hardship in most land use/municipal code requirements, although there are some grounds identified for a Waiver of Conditions/Modification of Standard.
  - Generally window repair on wood sash windows has been more cost-effective, long-term, than replacement, due to long-term repairability, and cost of new window units
    - Note that last market check-ins on cost were 2018 (local) and 2016 (national), pre-COVID
  - Financial incentives are available at the local and state level to help offset any additional costs related to labor, custom materials, etc.
- Is it typical to specify window treatments on an elevation drawing or similar?
  - Generally yes, although something as detailed as elevation drawings are usually not necessary; a clear plan (via a table, marked up photo, etc.) is usually sufficient
  - Following NPS Brief 9, Need to specify if windows are:
    - Class I – Routine Maintenance
    - Class II – Stabilization
    - Class III – Splices and Parts Replacement
    - Full replacement

- How were window treatments on ground floor handled in 1994/1995 rehab and how does it compare to current plan?
  - Upper floor windows were not modified in the same way the street level was, so a greater degree of reconstruction was needed on ground floor in 1995; upper floor windows were serviced at that time to bring them into working order.
- Evaluate June Window quote in packet for meeting SOI Standards & Guidelines
  - Staff Assessment relative to applicable standards and guidelines
    - NOTE: Staff does not have current evidence indicating windows are beyond repair
    - IF determination is that windows are beyond repair, dimensions of new proposed windows appear close enough to meet Standards with adjustment on material
    - Staff would recommend an all-wood product since Old Town Design Standards do not currently allow for substitute materials, especially not on street-facing elevations.
    - Benefits & drawbacks to clad-wood; cladding makes up for loss of durability in newer growth lumber but can trap moisture and accelerate rot of wood components if not kept ventilated and sheltered
  - Applicant may have further information

# Review: July Work Session Requests – for Applicant

- Any additional, more specific information about when/where replacement windows will be used?
  - Clarified at July hearing – replacing all street-facing 2<sup>nd</sup> and 3<sup>rd</sup> story windows
- What do residential units sell for?
  - Staff would caution the HPC against using any information about unit cost/list price in decision-making; even if a request for a Waiver of Conditions is made, MC 14-5 specifies how staff/the HPC can issue those to:
    - “exceptional physical conditions or other extraordinary and exceptional situations...not caused by the act or omission of the applicant”; and/or
    - “will not diverge from the [Chapter 14] except in nominal and inconsequential ways...”

- Per the applicant's request on July 17, the following materials have been added to the HPC packet:
  - Att 3 – Applicant's additional materials submitted Aug 17, 2024
  - Att 12 – Nov. 27, 2023 Next Steps memorandum from City Attorney
  - Att 13 – Photos of proposed new product, presented at July 2024 HPC meeting
  - Att 14 – Applicant presentation from July 17, 2024 HPC meeting
  - Att 15 – Sept. 4, 2018 Site visit notes and photographs
  - Att 16 – Dec. 19, 2018 LPC packet for window replacement (denied)
  - Att 17 – June 19, 2019 LPC Packet (pulled) to approve modifications completed w/o approval
    - Note: some redundancy with Dec. 19, 2018 packet
    - Note: Applicant already included 2019 correspondence from HPS Manager (Karen McWilliams) and CDNS Director (Leeson) explaining why 2019 LPC item was pulled. (see Attachment #1)



- Deep Roots Craftsmen concluded that windows are in need of serious repair; replacement in-kind is not out of the question
- Staff analysis:
  - All current reports, from the applicant and the third-party Deep Roots Craftsmen report, conclude that the window sashes are compromised and significant intervention, including potentially replacement, are warranted. The primary disagreement between the third-party report (that staff has relied on) and the applicant is in how to address the condition.
- Applicant's proposal would require a Waiver of Conditions; requirements do not seem to apply here:
  - a. Hardship – does not seem to apply; window treatments is a question of repair vs. replacement; not
  - b. Nominal and Inconsequential – the City developed the Old Town Design with many stakeholders to set a priority for faithfulness to pre-1940 Fort Collins within the Old Town Landmark District.
    - Roughly forty years of preservation work in that direction.
    - Changing forty years of policy, setting aside existing Standards, and doing so on a flagship building for the district, would represent a significant shift in standards, policy, and practice within the city and is not nominal or inconsequential.
    - Potential to move this direction to allow more substitutes, but requires amending the Old Town Design Standards

- From current data, serious repair or replacement is warranted; disagreement between staff recc and applicant is in solution
- Staff does not recommend approval of the Applicant's request – the Old Town Design Standards are not met
- Based on 2024 Window Study and its recommendations, Staff recommends approval of Option C along with the approval of exterior wood storm windows (Option F).
  - **Option C: Affix current upper sashes and reproduce operable lower sashes utilizing tape balance system**
    - Caulk and paint in upper windows and leave as existing
    - Likely removal of RDG panels from upper sashes
    - Reproduce all lower sashes as traditional wood sashes, ideally making thicker than the existing 1 3/8" thickness. Sashes to be glazed with single pane glass. If sashes reproduced at thicker dimension (1 1/2" or 1 3/4"), then shifting to dual pane glass could be an option while replicating historic interior profiles.
    - Change over to a tape balance system
    - Install weatherstripping along sides of lower window sashes and/or jambs and meeting rails.
  - **Option F: Add wood storm/screen combination units to any of the proposed treatments**
    - Provide and install custom exterior wood storm windows with removable lower panels with seasonal screen inserts.
  - **Secondary – Option D:** Staff would note that full replacement of the existing windows close to "in-kind" also appears to be warranted and recommended as meeting the applicable Standards.
    - Allowances would be made to increase dimensions of the wood framing to allow for dual glazing.

# HPC Questions from Aug Work Session

- Clarify treatment
  - Treatment, either applicant request or Deep Roots' analysis, would apply to all windows on 2<sup>nd</sup> and 3<sup>rd</sup> story
  
- Clarification on Old Town Design Standards
  - Allow for exterior storms, even on buildings that did not have them historically; should match glazing
  
- Screen window operation in Deep Roots recommendation?
  - Removable/interchangeable storm & screen units
  
- Matrix request?
  - Limited to 2024 data; conditions have changed since 2018; serious repair or replacement is warranted.
  - Only assessing recommended options from Deep Roots report and Applicant's request

	Safety	Structural Integrity	Exterior Aesthetics	Historic Integrity	Operability	Energy Efficiency
Deep Roots – Option C (partial replacement) and F (storms)	X	X	X	X	X	X
Deep Roots – Option D (full replacement) and F (storms)	X	X	X	X	X	X
Applicant – Full replacement w/ clad wood product	X	X	X		X	X

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